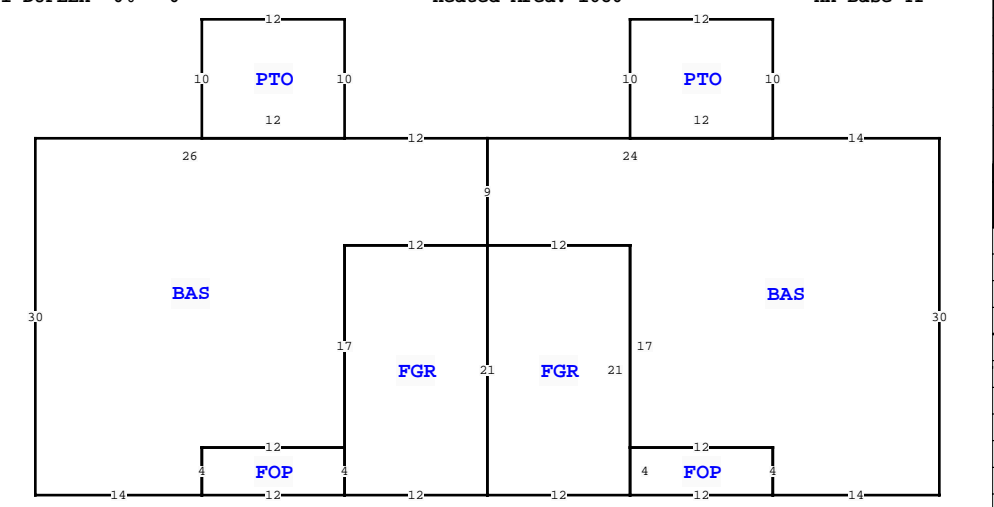




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2700	03	1,998	109.0950	94.91	189,630	1989	1989	0	0	50.00	50.00	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 6	1
VALUATION SUMMARY			
VALUATION BY	Tax Group: 1	STANDARD	
BUILDING MARKET VALUE	Tax Dist:		
TOTAL MARKET OB/XF VALUE		565,254	
TOTAL LAND VALUE - MARKET		5,500	
TOTAL MARKET VALUE		105,000	
SOH/AGL Deduction		87	
ASSESSED VALUE		675,667	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		675,667	
TOTAL JUST VALUE		675,754	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		662,770	



QUALITY	05	05
DOR CODE	0300	MULTI-FAM 10+
MAP NUM		MKT AREA
NEIGHBORHOOD/LOC	34316.020	1.00/
TOTALS	2,520	1,998 94,815

3874 NW ARCHER ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1333/2408	3/29/2017	WD Q	Q	I	01	1,050,000
GRANTOR: RONNIE E & GAIL R WIL						
GRANTEE: FAHIM INVESTMENTS L						
0834/1032	2/04/1997	WD Q	Q	I		362,400
GRANTOR: HOUSEMAN						
GRANTEE: WILLIAMS						

BUILDING NOTES	

**BUILDING DIMENSIONS**  
 BAS= W12 PTO= N10 W12 S10 E12\$ W26 S30 E14 FOP= E12 N4 W12 S4\$ N4 E12 FGR= S4 E12 N21 W12 S17\$ N17 E12 N9 \$ BAS= S9 FGR= S21 E12 N21 W12\$ E12 S17 FOP= S4 E12 N4 W12\$E12 S4 E14 N30 W14 PTO= N10 W12 S10 E12\$ W24\$.

EXTRA FEATURES																	
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
3	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0300	C	MULTI-FAM	0		RMF-1300.00	220.00		3.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	105,000							









